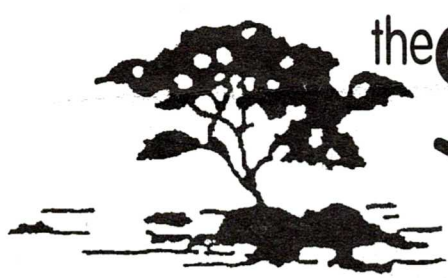


Board Doings .....	page 1
Surveys .....	page 1
Power Lines and Trees .....	page 2
Trail's End Marathon .....	page 3
Security Gate Procedures .....	page 3

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Surf Pines Association Newsletter  
for all members



# the Surf Pines Breeze

## What's the Board Been Doing?

### Board Changes

To our regret, Mickie Chopping resigned from the board in February because of conflicting commitments with her other activities. Her duties as treasurer have been assumed by Chuck Johnson. Louann Riggan agreed to replace Mickie on the board. Along with Al Laakso, Louann will provide us with the perspective of a long-time resident familiar with the community's history, an invaluable asset since most of us are relative newcomers.

### House Height Violation

As a result of our protest over the violation of the 26-foot house height limit by the builder of the home at 63 Surf Pines Landing Drive, the county has begun to institute new enforcement procedures. A code compliance officer has been appointed to investigate complaints about zoning codes, dangerous buildings, and solid waste disposal ordinances. If violations are found, the goal will be to reach compliance. Only if that fails will enforcement proceedings be pursued.

Wednesday evening the County Board of Commissioners grappled with the problem of how to handle this particular violation. The owners of the home claim that the planning department was at fault for mistakes in approving the plans and for not advising them in a timely fashion of the excessive height. They have indicated they will sue the county if enforcement is pursued. On advice of county counsel, the commissioners decided to refer the whole matter to the Circuit Court for adjudication, since it will in any event end in court. Needless to say, we will continue to follow future handling with great interest.

see Board, page 2

### Board Meetings

The next two meetings of the Surf Pines Association Board are

Thursday, March 21, 1996 and  
Thursday, April 18, 1996,  
4:00 pm, Bloomfields', 2364 Manion Drive.

Members are always welcome. Just in case there's been a change, call a board member if you plan to attend.

## Surveys

One of contemporary life's fixtures is the public opinion survey. Not to be outdone by the politicians, the board recently asked members' opinions about two important subjects: adopting CC&Rs for Surf Pines and our security situation. We here-with report the responses we've received.

### CC&Rs

(Report from John Orr)

Forty-seven members responded to our questionnaire on the desirability of adopting covenants, conditions and restrictions (CC&Rs) for our community. This number represents considerably fewer than one-quarter of Surf Pines property owners (currently numbering about 280), a sampling indeed but hardly representative. Should we assume indifference on the part of those who did not reply?

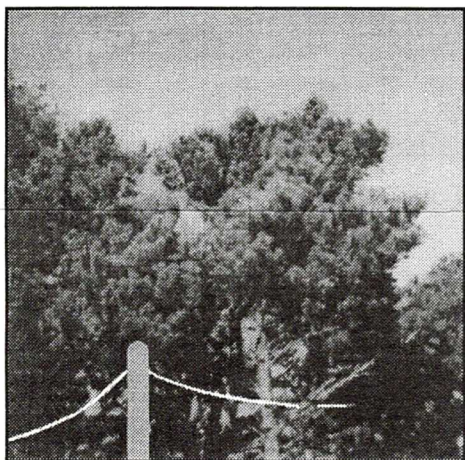
The survey asked for comments on seven areas: prohibited property uses; design restrictions; landscape rules; restrictions on vehicles and storage sheds; noise restrictions; regulations affecting homes and other structures; rules guiding enforcement.

An overview of the responses shows 42 out  
see Surveys, page 2



## Power Lines and Trees

Every three years Pacific Power company makes an inventory of trees in Surf Pines that are endangering power lines and they then send a crew in to trim those trees. Jay Neil, area forester for the company, was recently here to explain their procedure to us. Sometime in May the survey will be done and trees that need trimming will be marked. Some of them will be on Surf Pines easements; others may be on private property. Each affected owner will be notified that tree trimming will take place. The board agreed to help get the word to each individual. Cutting is scheduled for sometime in June. PP&L will not only bring in a chipper to mulch the brush but will leave it in a convenient storage area for those who wish to use the chippings.



Cartoon pole illustrates potential danger trees pose to power lines

When trees are trimmed it is because their limbs menace the highest power lines on the poles, the lines that carry the maximum power. If those lines are broken during a storm by falling tree limbs, not only do we lose power but a highly dangerous condition is created. For that reason, the trees must be kept at a safe distance from those high-voltage lines. The company does not remove or trim trees capriciously.

Members of the board and security committee will accompany the survey crew to ascertain whose trees are affected so that we can inform the owners. In the hope of avoiding disagreements, we are also working to clear up questions as to whether certain trees are on our easements or on private property.



Surveys, from page 1

*of 47 want some regulations; three are against any sort of rules. A closer analysis shows that seven responders favor minimal regulation; 15 favor moderate rules along the lines of Surf Pines Landing deed restrictions; 20 favor strong, comprehensive rules that address numerous issues.*

*Can these diverse viewpoints be resolved into a coherent set of CC&Rs that most, if not all, association members would be willing to accept, to adopt, and to attach to their deeds? I support the CC&R concept developed through consensus. But if we are simply a collection of separate houses and people behind our gates, without community of interest, the CC&R project is a waste of time. If we can agree on some basic protections, we are more than a property owners association, we are a community.*

The board considered the survey results and decided to draft a set of proposed CC&Rs for members to vote on at the annual meeting. Proposals will follow the guidelines of the survey responses. If a substantial proportion of the membership does not approve the suggestions, the CC&R project will be abandoned.

Board, from page 1

### Street Signs

We trust that all residents have noticed the new street name signs that Ken has been installing. He's been working hard to make them more visible, especially at night. We think they enhance our rustic Surf Pines image and look great. Many thanks, Ken!

### Dune Driving Ban

A start has been made on erecting signs about every thousand feet along the foredune to inform the public that it is forbidden to drive on the dunes. More signs have been ordered so that eventually the whole beachfront extent of Surf Pines will be posted. Drivers who come over the dune will be unable to plead ignorance of the law.

### Tree Farm

We are all aware that the shore pines so liberally planted years ago in Surf Pines are reaching the end of their life. We have lost many trees in the past few storm seasons and those that remain are sure to

## Security Questionnaire

Much more heartening was the level of response to the security survey. In all, 95 members returned completed questionnaires and added comments. Gene Kever, who analyzed the survey returns, says:

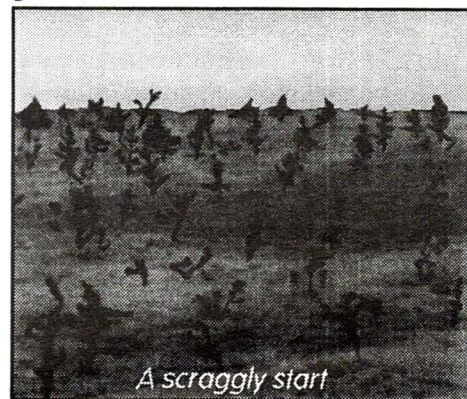
"Thanks for your interest and response to our security questionnaire. Some of the highlights are:

1. 60% rated Surf Pines security as 'good;'
2. 95% were in favor of 'keeping our gate system;'
3. most thought our concerns should be directed toward vandalism and speeding, taking an aggressive stance toward both;
4. many asked for more action to restrain free-running dogs;
5. the single most frequent general comment was that 'Ken Buckingham is doing a fine job.'"

Anyone who wishes a more detailed breakdown of the survey results can ask any member of the board or Gene Kever (738-5069) for a written analysis.

Because some residents and many non-resident members still seem uncertain what the approved gate procedures are, they are concisely outlined (*opposite*) as a ready reference for you to consult when in doubt.

suffer the same fate. Some owners have started replanting. Chuck and Lani Johnson have dedicated one of their lots in Surf Pines Landing as a tree farm and have planted about 500 seedlings of various species. There is some room left on the lot if other members have a few extra small trees they would like to save. When the trees become established they will be available for transplanting to other members' property. Chuck and Lani will be pleased to discuss the details. The board is very grateful for the Johnsons' generous gesture on Surf Pines' behalf.



A scraggly start



## Marathon: End of the Trail?

It was the best of runs, it was the worst of runs... Depending on whom you talk to, this year's marathon on the morning of March 2, which passed through Surf Pines along Manion drive between about 10 a.m. and 1 p.m., was a joy to behold or a devilish conspiracy to prevent residents from going about their ordinary business. The editor happened to be out of town on the day. On inquiring how the race went the reports were as contradictory as Dickens' description of French Revolutionary times.

One thing is certain: tempers ran short and if no one was actually guillotined, it is perhaps because the weapon wasn't to hand. To what can we attribute such a high level of anger? The board has no desire to entertain an event that most of the affected members dislike. But we believed that to open our gates to the race once a year for a few hours was something that our well-disposed residents and their guests could tolerate. If we were mis-

taken, we will rethink the policy. Below is a letter to the editor expressing one viewpoint. Let us hear yours if you have one and we will provide space in the next issue for your comments.

### Letters

Dear Neighbors,  
Running a marathon may sound like a crazy way to recreate. For 26 years, though, runners have started in Seaside and run about 13 miles north, 13 south. Once a year, for about three and a half hours, participants run, walk or shuffle along Manion Drive. It's the only route available; the Department of Transportation grants the marathon very limited use of Highway 101. Given the dearth of north-south roads in our area, there are no alternatives.

As a Trail's End Marathon volunteer this year, I tried to do my bit to minimize interruption of neighbors' Saturday activities while safely and efficiently moving runners through our community. The board

and Ken Buckingham posted notice at the south gate for nearly a month ahead of time. I posted signs along the race route to direct runners and keep out spectators. The race organization and board worked out details of traffic management, including procedures and hours during which gates would be locked open. Chuck Johnson volunteered to keep spectator vehicles out of Surf Pines, standing at the north gate and screening those without valid entry code. By 1 p.m., we had picked up trash along Manion Drive, leaving the area as litter-free as before the marathon.

By my judgment, it went smoothly: there were a few pleasant comments from runners and two residents enthused, 'Good!' when they realized marathon day had come. There seem to have been no big problems.

see Marathon, page 4



and save

## Surf Pines Security Gate Codes & Their Use

### Residents

Each home or property owner is issued a gate code number after paying the \$225 gate assessment. Numbers are for the use of members, families and friends. You may give your individual code number to anyone you would feel comfortable allowing into your home. Please tell your friends to push the key pad numbers slowly and firmly. Your code number will operate both the north and south gates on a daily, 24-hour basis. Members may avoid pushing in numbers by using a transformer, available from Ken for \$25.

### Contractors

Contractors, upon request to Ken Buckingham, can get their own individual code numbers. Most local contractors have done so. The contractor code works only on the south entry gate, between the hours of 6:00 a.m. and 9:00 p.m. daily.

Should you need the services of a contractor or service company that does not have a code number, you may call Ken for the monthly code to give to your service personnel. We change this code number each month. Occasional visitors can also use this number.

### Realtors

Each realtor in our area can apply to Ken for an individual code, as most already have. The realtor code works on the south gate between 8:00 a.m. and 8:00 p.m. daily.

### Emergency Vehicles

All emergency vehicles, fire, police and Medix can enter through either the north or south gates, 24 hours a day.

### Parties of Residents

The Board requests that you call Ken as soon as your party plans are made, before sending invitations, to get a special gate code number for the day of your event.

Party codes are usually entered in the south gate only, but arrangements can be

made for the north gate also, if we have enough notice and you request it.

### General Information

The Board has limited the north gate use to Surf Pines residents and Emergency vehicles only. This was done because the north gate cannot presently be monitored or programmed by computer. All new numbers must be hand-entered for now.

The south gate system includes a computer that records the time and date of each code used. We print this information and check to determine if someone's code number is being misused by possibly unauthorized persons. If we detect this possibility, Ken will call you with a new number and explain what we have found. In this way, we do not need to change everyone's code each year and confuse many with yet another number to remember.

### Phone Contact

The directory at the south gate has a listing of residents residing in Surf Pines. This device is for friends or service personnel, while at the south gate, to call your home telephone to see if you are home. Should you answer, and would like the party calling to be permitted entry, press the 9 button on your push-button telephone (while speaking to the party at the south gate). This action will signal our computer to open the gate. Should you **not know** the party calling, just hang up your telephone and the gate will remain closed. You might ask Ken to call you from the south gate directory so you can practice this simple procedure and feel secure in knowing how to open the gate.

For those residents who wish to be listed in the directory, please check the directory to be sure that your name is listed. Ken can help you with this so you can explain how it works to your friends.

Should you have a telephone number change, please contact Ken with the new number so it can be changed in the directory.

If you have other problems or questions, ask Ken. He's there to help.





Marathon, from page 3

There was some verbal abuse, though, and, I hear, a complaint to board secretary Tom Wilcox expressed in strong terms, threatening legal consequences. One vehicle approached the north gate and, failing to punch in a working gate code, tried to drive *in* the *out* gate, although runners were streaming through that space under Chuck's direction. This woman, bent on visiting a Surf Pines friend, was aggressively verbal.

Some minutes later, another driver attempted the same maneuver. Both adults inside offered comments beyond the range of prime-time TV language. It was unclear whether they live here. It was clear they dislike interruption.

Are these sour apples rare, though pungent, members of the Surf Pines barrel? Can adults truly believe their plans so sacred that they need not suffer the minor inconvenience of runners cluttering Manion Drive a few hours once a year? Isn't it pragmatically foolish to so separate and so alienate Surf Pines from the larger Coast community that, should need present, that larger community would be justified in turning its back? Don't we care to be neighborly?

Lani Johnson

To the Editor,  
Recently a marathon was routed through Surf Pines. I would certainly hope they would be denied this privilege in the future. It was my understanding that the

individuals responsible for the organization of this marathon had assured us that the runners would not create a problem this year.

Both last year and again this year my family and I had participants block our egress from Surf Pines and refuse to move. Two runners actually carried on a conversation in the middle of the road and would not move until they finished talking. Another participant used profanity in addressing our security man when he was asked to not block the road.

I'm sure none of us would continue to invite rude guests into our home, year after year. Our rights as residents of Surf Pines are being violated. This is not acceptable.

Bruce Ericksen

### Surf Pines Association Board of Directors

<b>President</b>	Marge Bloomfield	2364 Manion Drive	738-8672
<b>Vice President</b>	John Orr	2334 Manion Drive	738-0944
<b>Secretary</b>	Tom Wilcox	2320 Lucas Drive	738-3515
<b>Treasurer</b>	Chuck Johnson	38 Surf Pines Landing Drive	738-9746
<b>Asst. Treasurer</b>	Al Laakso	2010 Ocean Drive	738-5273
<b>Gates &amp; Security</b>	Al Laakso	2010 Ocean Drive	738-5273
<b>Hospitality</b>	Sally Allegaert	2164 Manion Drive	738-7717
<b>At Large</b>	Louann Riggan	2300 Lucas Drive	738-5457

the Surf Pines *Breeze*

is a quarterly publication of the Surf Pines Association, 2003 Manion Drive, Warrenton, Oregon 97146.

Members are invited to contribute articles or comments, letters to the editor, or anything fit to print. Don't hesitate - shoot the *Breeze*!

Layout: Lani Johnson

### Willing Worker Available

Bryan Johnston is again offering his services to any residents who need help with yard or household chores. For more details about his hourly charge and availability, call Bryan at 738-7958.

the Surf Pines *Breeze*  
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